



40 Aylesford Avenue, Beckenham

Beckenham

Guide Price **£575,000**



CHARLES EDEN

YOU'LL NOTICE THE DIFFERENCE

40 Aylesford Avenue

Beckenham, Beckenham

The ground floor comprises a welcoming reception room, separate dining area, contemporary kitchen, and a bright conservatory that opens onto a well-kept rear garden approximately 80ft in length, with a detached garage at the far end. Upstairs, the property benefits from three good sized bedrooms and a three piece suite family bathroom. Situated in the sought-after BR3 postcode, the property is within walking distance of Monks Orchard Primary, Oak Lodge Primary, Orion Eden Park secondary school and the highly regarded Langley Park secondary school for Boys and Girls. Local shops, amenities, and green spaces are close by, and there are frequent bus services serving the area. Elmers End and Eden Park BR stations are all within easy reach, providing rail connections into Charing Cross and London Bridge.

This is a perfect home for families or those looking to upsize and a viewing is highly recommended.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- THREE BEDROOM TERRACED HOUSE
- 0.9 MILES TO ELMERS END BR STATION
- APPROX 80FT GARDEN
- DETACHED GARAGE
- CLOSE PROXIMITY TO SCHOOLS
- SCOPE TO EXTEND (STPP)







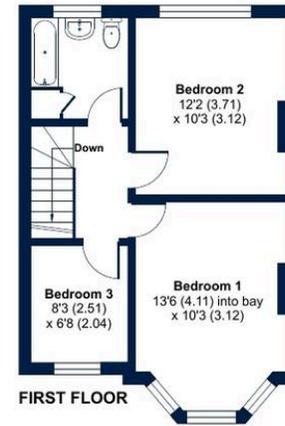
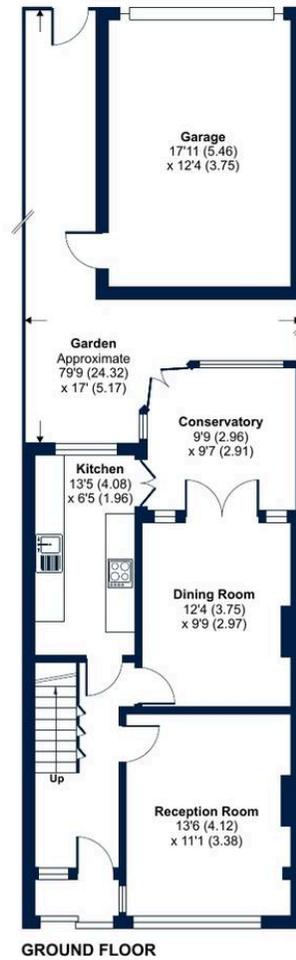
Aylesford Avenue, Beckenham, BR3

Approximate Area = 1005 sq ft / 93.3 sq m

Garage = 220 sq ft / 20.4 sq m

Total = 1225 sq ft / 113.7 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Charles Eden. REF: 1319302



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